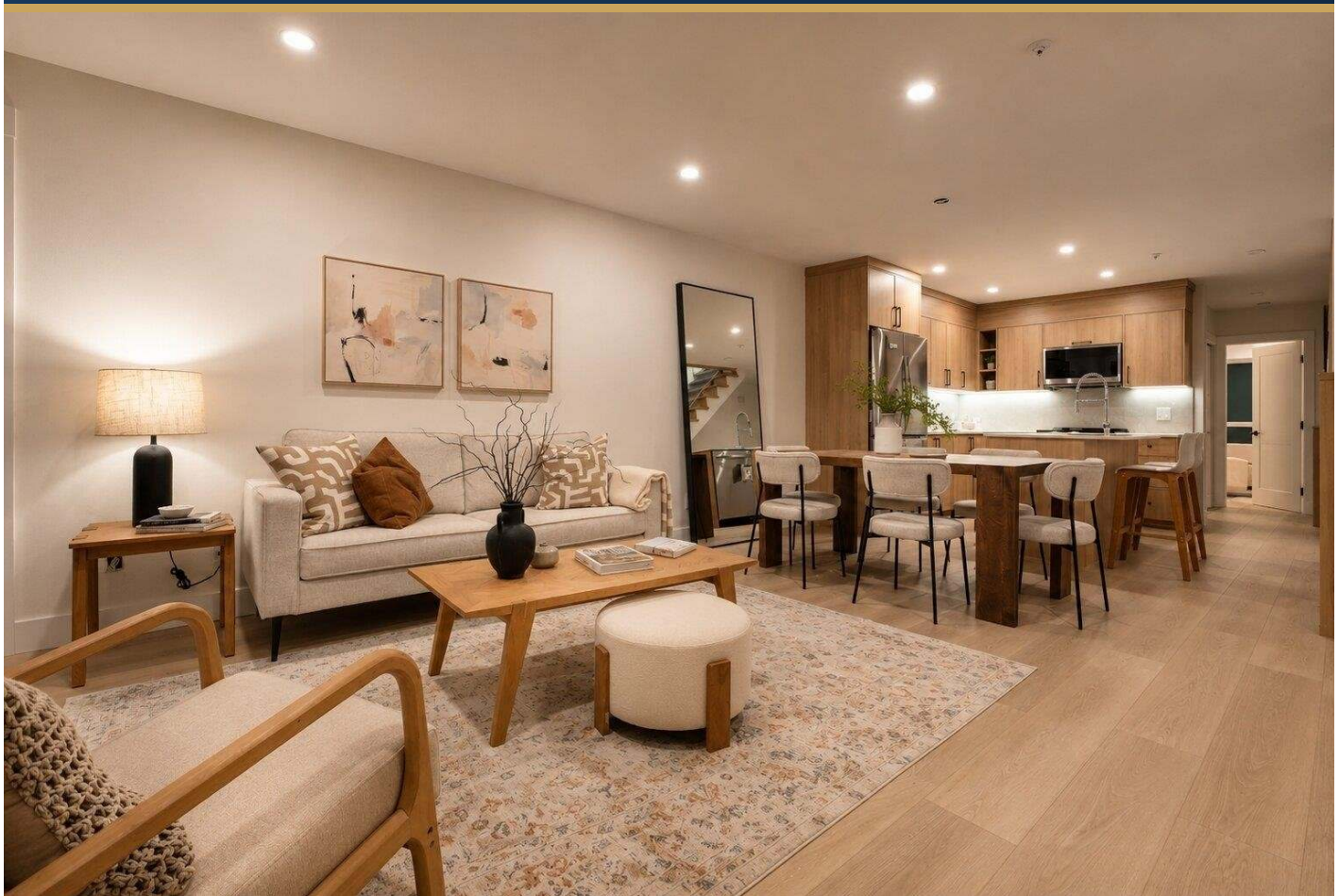


MARINE WOODS

3370 Cobblestone Ave. · Vancouver, BC V5S 4S4 · Champlain Heights



Scan to view online

**3** FOR SALE
FROM \$918,000**3** SOLD · 12 MO
\$820,000–\$960,000

Unit Mix

3 Bedroom

35 units
1,258 – 1,669 sf
from \$720,000

4 Bedroom

4 units
1,559 – 1,622 sf
from \$880,000

For Sale in Marine Woods & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,185,000	4 / 3	1622 sf	\$731	3350 COBBLESTONE AVENUE
\$988,000	3 / 3	1349 sf	\$732	3360 COBBLESTONE AVENUE
\$918,000	3 / 3	1340 sf	\$685	3396 COBBLESTONE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$960,000	3 / 3ba	1349 sf	\$712	2026-06-24
\$820,000	3 / 3ba	1274 sf	\$644	2026-02-06
\$960,000	3 / 3ba	1391 sf	\$690	2025-11-14
\$966,000	3 / 3ba	1374 sf	\$703	2025-08-23

Value & Financing

Price Positioning

\$716 /sq ft

Active listings here average **\$716/sf** vs **\$827/sf** across Champlain Heights.

13% below area average

Mortgage Snapshot

\$4,397 /mo

Entry price (from) **\$918,000**

20% down payment **\$183,600**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1994	LEVELS 2	SUITES 105	CONSTRUCTION Frame - Wood
EXTERIOR Frame Wood	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1354	

Overview

Welcome to Marine Woods. Marine Woods is a 105-home strata residence located at 3370 Cobblestone Avenue in Vancouver, in the Champlain Heights neighbourhood. Completed in 1994, it is registered under Strata Plan LMS1354 and held as Freehold Strata. It sits near the intersection of Cobblestone Avenue & Keystone Street.

Residents enjoy an array of amenities including clubhouse, exercise centre and guest suite, guest garage door opener parking and forced air / natural gas heating.

Set in Champlain Heights, Vancouver, Marine Woods offers shopping and near golf course nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

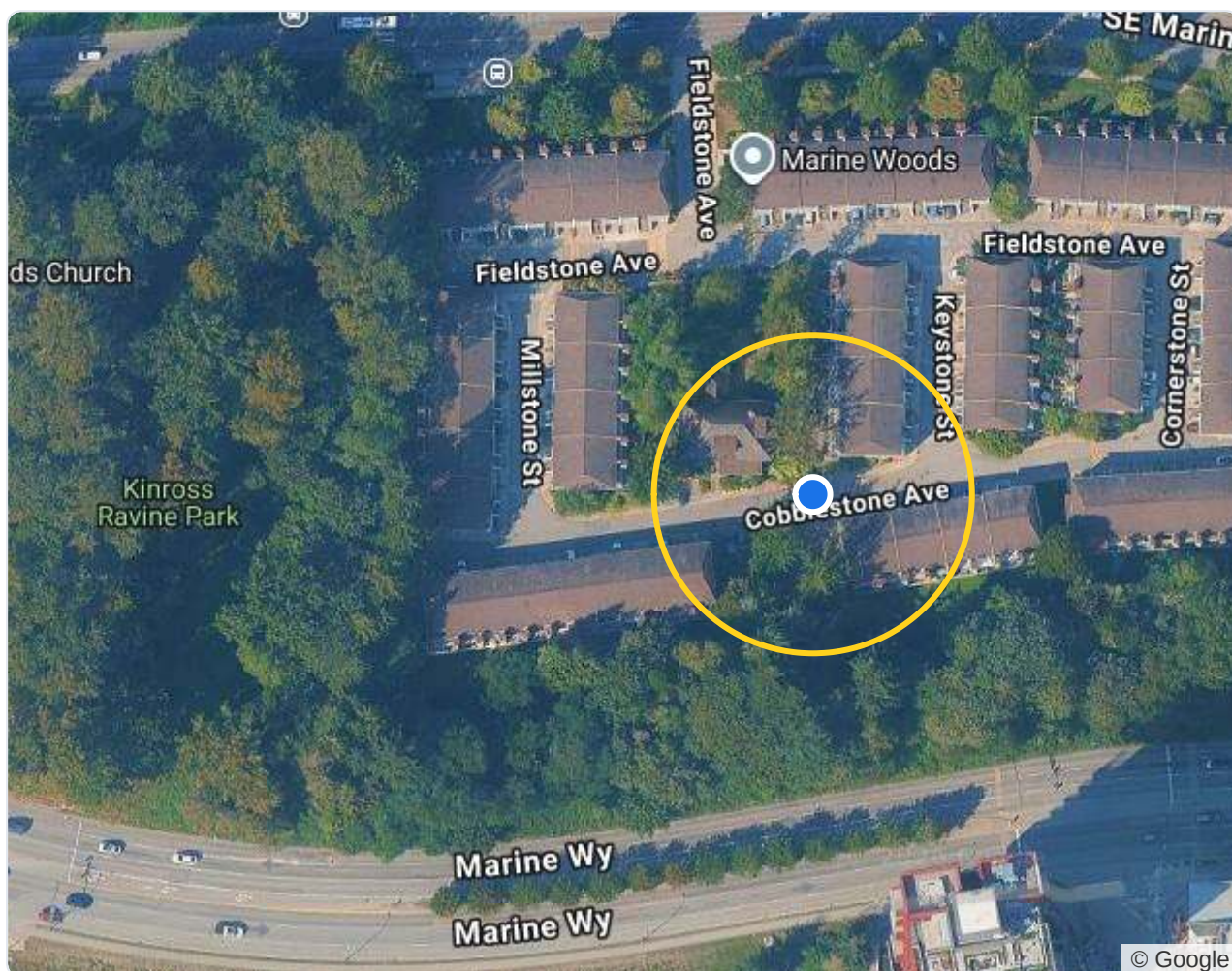
Amenities & Features

- ✓ Clubhouse
- ✓ Guest Suite
- ✓ Exercise Centre

Maintenance Fees Include

- ✓ Caretaker
- ✓ Snow Removal

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

604 671 7000 · les@6717000.com · bccondos.net



Book a Viewing
scan or call